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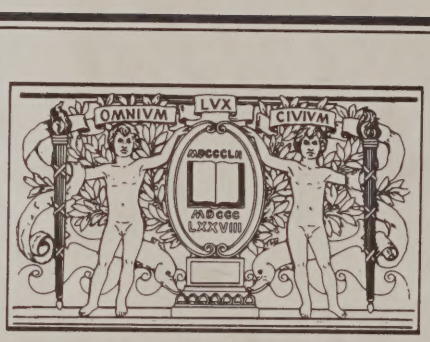

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RESIDENTIAL HOUSING UNDERWAY AND PLANNED, IN BOSTON, BY NEIGHBORHOOD; NUMBERS OF HOUSING UNITS EXPECTED TO BE ADDED TO THE BOSTON HOUSING STOCK BY YEAR-END 1985

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According to the U.S. Census, the City of Boston had 241,444 housing units in 1980. This represents an increase of approximately 9,000 units over the 1970 Census count of 232,448. This net increase, however, includes additions from new construction, conversions of non-residential structures to dwelling units, the rehabilitation of existing uninhabitable dwelling units, and losses from demolition and abandonment of existing housing stock. In round numbers, some 28,000 units were added to Boston's housing stock, while about 19,000 units went out of service.

As Boston enters the 1980s, changes of this magnitude will again be taking place. Monitoring the number and pattern of additions to the Boston housing stock is important to understanding how the number of units, the types of structure in which they are located, and their condition are changing. Moreover, the population of a region is constrained by the availability and character of housing in that area. An understanding of housing is an important component in making population estimates and projections. These projections, in turn, are used by planners to predict demand for transportation and other public services. Finally, residential development patterns provide a crude indicator of neighborhood health, reflecting the rate of investment in a given area.

This paper provides information about one important component of current housing change, the new additions to Boston's housing stock in each neighborhood. It identifies by neighborhood, new construction, conversions to residential use from other uses, rehabilitation of uninhabitable dwelling units, and upgrading of inhabitable units. It provides a first step in analyzing the change in Boston's housing stock during the 1980s.

Method:

A list was compiled of planned residential projects in Boston for the period from April 1980 to December 1985. A base list was obtained by combining existing lists from three recent reports: (1) Central Boston Development Guidelines; (2) The Boston Redevelopment Authority: A Special Report on Fiscal Productivity; and (3) "Fiscal Status of Boston," which is a working list of Boston development projects.

Lists in these three reports were cross-referenced and BRA personnel were consulted to confirm each development project. BRA and Neighborhood Development and Employment Agency planners provided additional information on the history of each development. The listings were divided into "new construction" and "rehabilitation". The rehabilitation category was further divided into conversions from non-residential uses, rehabilitation of boarded up, uninhabitable dwelling units, and upgrading of inhabitable dwelling units. New construction, conversions, and rehabilitation of uninhabitable units represent actual additions to the Boston housing stock. The category "upgrading of inhabitable units" does not count as gains or losses incurred through upgrading; only the number of upgraded units is noted in the listings.

A few developments did not fit into any one of the categories--for example, projects including both some conversions from non-residential uses and some upgrading of inhabitable housing units. When this type of mixed development was encountered and accurate breakdowns were unavailable, the total number of dwelling units in that development was distributed between the categories in question, according to the ratio established by confirmed projects in that census tract district.

Several types of development projects were not included in this list. Institutional group quarters, such as the North End Nursing Home, were not counted; large projects without solid documentation were also excluded. Fort Point Channel was excluded on this latter criterion. Although an eventual 1,200 units are planned for that site, there has been no verification that these will be completed by 1985.

The Boston Housing Authority was contacted, and a list of their projects was obtained. Vacancy rates were calculated. The BHA projects represent a large proportion of the vacant, boarded-up units in many of the City's census tracts. The restoration and habitation of these units would mean a major addition to Boston's housing stock.

Although the BHA plans complete rehabilitation, it was impossible to obtain a firm timetable for the restoration and occupancy of these boarded-up units. Political considerations further complicate the rehabilitation effort. Because of these difficulties in documentation, most BHA rehabilitation was excluded from this list. Only specific confirmed rehabilitation projects and new construction were included.

There are several limitations to this listing methodology. Small-scale private development is largely unincluded, appearing only if it came to the official attention of the BRA. Moreover, the list does not include descriptive information about the type of unit being added to Boston's housing stock. For example, middle-income units are not differentiated from high- and low-income units. Demolitions for new construction are not noted, nor are units lost or gained through the upgrading of inhabitable dwelling units.

Results:

The results of this list are displayed in Tables 1 through 3. Table 1 indicates the number of dwelling units completed in and planned for each census tract district during the five-year study period. Table 2 shows the number and size of the residential projects that make up the totals in Table 1. Table 3 indicates the number of units being added to Boston's housing stock--the total number of developed units seen in Table 1, less those inhabitable units that were simply upgraded during the study period.

The figures show a marked difference between the northern and southern parts of the City. The Central Business District and most of the northern neighborhoods will experience considerable gains in housing units, while the southern neighborhoods will not experience growth on the level of the northern census tract districts. Approximately two-thirds (2/3) of the units being developed will be built in the northern part of the City.

It should be noted that the methodology cannot generate negative counts. It only detects growth and does not register decay. In addition, the methodology does not differentiate between the different motivations for residential development. Residential development can be stimulated by two very different conditions: high demand, as in Downtown Boston; or a high level of needed replacement for abandoned and deteriorating structures, as in Roxbury. The figures presented here do not provide an absolute index of neighborhood quality, but do show in which Boston neighborhoods additional, currently documented housing will be available by 1985.

Table 1

NUMBER OF RESIDENTIAL UNITS EXPECTED TO BE DEVELOPED IN BOSTON NEIGHBORHOODS, BY YEAR-END 1985

Census Tract District	New Construction	Rehabilitation			Total
		Conversion from Non-residential Uses	Rehabilitation of Vacant, Boarded-up Dwelling Units	Upgrading of Inhabitable Dwelling Units	
East Boston	250	20	0	0	270
Charlestown	55	553	0	0	608
South Boston	0	168	0	0	168
Central	1,406	579	0	0	1,985
Back Bay/ Beacon Hill	816	42	0	243	1,101
South End	532	50	27	80	689
Fenway/Kenmore	0	371	435	292	1,098
Allston/Brighton	222	371	0	207	800
Jamaica Plain/ Parker Hill	229	120	64	0	413
Roxbury	906	41	174	12	1,133
Dorchester	514	206	48	48	816
Roslindale	0	0	0	0	0
West Roxbury	0	39	0	0	39
Hyde Park	380	0	0	0	380
Mattapan	0	201	70	0	271
Total	5,310	2,761	818	882	9,771

Table 2

SIZE AND NUMBER OF RESIDENTIAL PROJECTS EXPECTED TO BE DEVELOPED IN BOSTON NEIGHBORHOODS, BY YEAR-END 1985

Census Tract District	New Construction	Rehabilitation		
		Conversion from Non-residential Uses	Rehabilitation of Vacant, Boarded-up Dwelling Units	Upgrading of Inhabitable Dwelling Units
East Boston	250	20	0	0
Charlestown	15,40	30,156,367	0	0
South Boston	0	88,40,23,17	0	0
Central	15,27,75,229, 280,300,480	28,34,39,59,129, 140,150	0	0
Back Bay/ Beacon Hill	30,50,50,54, 89,96,125, 322	11,31	0	100,143
South End	14,41,197,280	50	27	80
Fenway/ Kenmore	0	16,44,112,199	20,24,52,97,110, 132	16,30,38,47, 73,88
Allston/ Brighton	80,142	150,213,8	0	87,120
Jamaica Plain/ Parker Hill	28,76,125	29,44,30,17	10,54	0
Roxbury	12,14,25,30, 73,81,115, 145,150,161 100	41	3,12,26,35,98	12
Dorchester	73,91,104, 114,132	48,101,20,12, 25	48	48
Roslindale	0	0	0	0
West Roxbury	0	19,20	0	0
Hyde Park	11,88,106,175			
Mattapan	0	27,118,56	70	-
Total	5,310	2,761	818	882

Table 3

EXPECTED ADDITIONS TO HOUSING STOCK OF BOSTON NEIGHBORHOODS, BY YEAR-END 1985

Census Tract District	Type of Development: New Construction	Type of Development: New Dwelling Units Through Rehabilitation And Conversion	Total
East Boston	250	20	270
Charlestown	55	553	608
South Boston	0	168	168
Central	1,406	579	1,985
Back Bay/Beacon Hill	816	42	858
South End	532	77	609
Fenway/Kenmore	0	806	806
Allston/Brighton	222	371	593
Jamaica Plain/ Parker Hill	229	184	413
Roxbury	906	215	1,121
Dorchester	514	254	768
Roslindale	0	0	0
West Roxbury	0	39	39
Hyde Park	380	0	380
Mattapan	0	271	271
Total	5,310	3,579	8,889

APPENDIX: RESIDENTIAL PROJECTS IN BOSTON, APRIL 1980 TO DECEMBER 1985

	New Construction	Conversion From Non-Residential Uses	Rehabilitation Of Boarded-Up Dwelling Units	Upgrading Of Inhabitable Dwelling Units	Project Total
East Boston					
Mill Wharf	250	-	-	-	250
Sheridan School 1 Prescott St.		20	-	-	20
Charlestown					
Interplan	15	-	-	-	15
Piers 5 and 7	40	-	-	-	40
Harvard School Conversion (Mary S. Colbert Apts.)	-	30	-	-	30
Building 197 Charlestown Navy Yard	-	156	-	-	156
Building 42-Constitution Qtrs. Charls. Navy Yard	-	367	-	-	367
South Boston					
Sleeper Street Conversion (No. 15,29, and 33)	-	88	-	-	88
Bigelow School 350 W. 4th St.	-	40	-	-	40
O'Reilly School 347 Dorchester St.	-	23	-	-	23
Tuckerman School 286 Emerson St.	-	17	-	-	17
Central					
China Gate	15	-	-	-	15
Union Wharf Condominiums	27	-	-	-	27
Casa Maria (No. End; Thatcher/Endicott/ Cooper/Lynn Sts.)	75	-	-	-	75
Bradford Towers U.R. Sites (C1-C8)	229	-	-	-	229
Don Bosco Electronics (Tremont/Oak/Wash. Sts.)	280	-	-	-	280
Sargent's Wharf	300	-	-	-	300
Devonshire Towers 250 Washington St.	480	-	-	-	480
On Lok Housing Development 25-31 Essex St.	-	28	-	-	28
Commercial Block, Waterfront	-	34	-	-	34
Oxford Place 13-250 Oxford St.	-	39	-	-	39
Union Wharf Condo Conversion	-	59	-	-	59
Mason Place (Herald Bldg)	-	129	-	-	129
Stearns Building Conversion	-	140	-	-	140
Lincoln Wharf	-	150	-	-	150

	New Construction	Conversion From Non-Residential Uses	Rehabilitation of Boarded-Up Dwelling Units	Upgrading Of Inhabitable Dwelling Units	Project Total
Back Bay/Beacon Hill					
Exeter Towers II (Boylston & Exeter Sts.)	30	-	-	-	30
Four Seasons (Boylston & Stuart Sts.)	50	-	-	-	50
Mt. Vernon Church (Beacon & Mass. Ave.)	50	-	-	-	50
Ritz Carlton Condominiums	54	-	-	-	54
Anderson Park I 250 Cambridge St.	89	-	-	-	89
Exeter Towers I 28 Exeter St.	96	-	-	-	96
Copley Place	125	-	-	-	125
The Greenhouse Huntington Ave.	322	-	-	-	322
Suffolk University 457 Mt. Vernon St.	-	11	-	-	11
Wait Street Associates (Wait & Peterborough Sts.)	-	-	-	100	100
Beacon Chambers (Myrtle & Joy Sts.)	-	-	-	143	143
Prince School 201 Newbury Streets	-	31	-	-	31
South End					
Rutland Street	14	-	-	-	14
Robert L. Forbes House, Inc. 544 Shawmut Ave.	41	-	-	-	41
La Victoria W. Newton St.	197	-	-	-	197
Tent City	280	-	-	-	280
Frankie O'Day 360-370 Columbus Ave.	-	-	27	-	27
E. Canton Street	-	-	-	80	80
Rice/Bancroft Schools 130,150 Appleton St	-	50	-	-	50
Fenway/Kenmore					
Perkins School	-	16	-	-	16
MBH Assoc. (Boylston/Hemenway Sts.)	-	44	-	-	44
Somerset Hotel Condos Conversion	-	112	-	-	112
S.A.R.I.	-	-	20	-	20
Fenway Community Land Trust*	-	-	24	16	40
St. Botolph Terrace Assoc. 351-361 Mass. Ave.	-	-	52	-	52

	New Construction	Conversion From Non-Residential Uses	Rehabilitation of Boarded-Up Dwelling Units	Upgrading Of Inhabitable Dwelling Units	Project Total
Fenway/Kenmore (cont'd)					
Westland Avenue Assoc. (Westland Avenue)	-	-	97	-	97
Hemenway Apts.* 491 Huntington Ave.	-	-	110	73	183
Peterborough St. Housing* 35-38 Peterborough St.	-	-	132	88	220
Kenmore Abbey 488-96 Commonwealth Ave. 10 Kenmore St.	-	199	-	-	199
Boston Rehab Associates[1]	-	-	-	30	30
Hamilton Realty Trust Parcel 13, Boylston St.	-	-	-	38	38
Fenway Studios	-	-	-	47	47
Allston/Brighton					
Brighton-Allston, Elderly 69 Holton Street	80	-	-	-	80
Saybrook Green Brighton	142	-	-	-	142
B'nai B'rith Senior Elderly (Egremont Rd.)	-	150	-	-	150
The Atrium on Commonwealth Ave. (Brighton)	-	213	-	-	213
Governor Apartment Assoc. 192-213 Kelton	-	-	-	87	87
Boston Rehab Associates[1]	-	-	-	120	120
Oak Square School 35 Nonantum St.	-	8	-	-	8
Jamaica Plain/Parker Hill					
Cabot Estates Phase II	28	-	-	-	28
Farnsworth House	76	-	-	-	76
Back of the Hill 100 S. Huntington Ave.	125	-	-	-	125
Children's Museum Condo Conversion	-	29	-	-	29
Adams Nervine Condo Conversion	-	44	-	-	44
Jamaica Plain House	-	-	10	-	10
Urban Edge 1841-1869 Columbus Ave.	-	-	54	-	54
Bowditch School 82 Green Street	-	30	-	-	30
Seaver School 35 Eldridge Rd.	-	17	-	-	17

	New Construction	Conversion From Non-Residential Uses	Rehabilitation of Boarded-Up Dwelling Units	Upgrading Of Inhabitable Dwelling Units	Project Total
Roxbury					
Fort Avenue Townhouses Phase II	12	-	-	-	12
Fort Avenue Townhouses	14	-	-	-	14
Pasadena Construction	25	-	-	-	25
Melnea Cass Apartments	30	-	-	-	30
Taurus at Fountain Hill (St. James/Akron Sts.)	73	-	-	-	73
RHC and Associates (St. Albans St./Francis St./Fenwick Rd.)	81	-	-	-	81
RAP II	115	-	-	-	115
Madison Park IV 739 Shawmut Avenue	145	-	-	-	145
Council of Elders	150	-	-	-	150
Marcus Garvey Apartments	161	-	-	-	161
Baker Manor (Perin St.)	-	41	-	-	41
23 Linwood	-	-	3	-	3
Cedar Street 99,101,103,105 Cedar St.	-	-	12	-	12
RAP 70S (BHA)	-	-	26	-	26
Cox Building	-	-	35	-	35
Mount Pleasant Apartments	-	-	98	-	98
Grove Hall	-	-	-	12	12
Garrison-Trotter Townhouses Harold/Hollander/Holworthy Parcels A2,A3,J5C	100	-	-	-	100
Dorchester					
AD/TEMP Associates (Adams/Templeton Sts.)	73	-	-	-	73
Dorchester House	91	-	-	-	91
Peabody Square	104	-	-	-	104
Bellflower 24 Bellflower St.	114	-	-	-	114
Savin Hill Apts. 130 Auckland St.	132	-	-	-	132
Adams Mill Housing *	-	48	48	48	144
Boston Latin Academy Talbot Ave. & Washington St.	-	101	-	-	101
Motley School 141 Savin Hill Ave.	-	20	-	-	20
Richards School 80 Beaumont St.	-	12	-	-	12
Rochambeau School 60 Gibson Street	-	25	-	-	25

	New Construction	Conversion From Non-Residential Uses	Rehabilitation of Boarded-Up Dwelling Units	Upgrading Of Inhabitable Dwelling Units	Project Total
West Roxbury					
Morris School 60 Wren Street	-	19	-	-	19
Ripley School 295 Temple Street	-	20	-	-	20
Hyde Park					
Arborfield Road	11	-	-	-	11
Blake Estates II Hyde Park Avenue	88	-	-	-	88
Summer Street Elderly	106	-	-	-	106
Blake Estates I	175	-	-	-	175
Fairmount School 85 Williams Avenue	-	56	-	-	56
Mattapan					
Fieldstone Associates Franklin Field	-	27	-	-	27
Schoolhouse 77 Apartment	-	118	-	-	118
Total	5,310	2,761	818	882	9,771

* Detailed information unavailable. Distributed among relevant categories according to ratios established by confirmed projects in the same planning district.

1 The Boston Rehab Associates submitted a single proposal for buildings in both Allston/Brighton and Fenway/Kenmore.